


SEND TAX NOTICE TO:
Bank of America, N.A.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024

STATE OF ALABAMA)
SHELBY COUNTY)


20160518000169260 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
05/18/2016 11:22:30 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of February, 2005, Kyle V. Jones, an unmarried man, executed that certain mortgage on real property hereinafter described to Miortgage Electronic Registration Systems, Inc., acting solely as nominee for MortgageAmerica, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050321000126100, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB, by instrument recorded in Instrument Number 20151012000356540, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper



notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 13, 2016, April 20, 2016, and April 27, 2016; and

WHEREAS, on May 11, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB was the highest bidder and best bidder in the amount of Ninety-Three Thousand Eight Hundred Thirteen And 83/100 Dollars (\$93,813.83) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Unit 119, in Cambrian Wood Condominium, By-Laws and Amendments thereto as established by Declaration of Condominium, by-Laws and Amendments thereto as recorded in Misc. Book 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, page 2; Misc Book 13, page 4; Misc Book 13, page 344 and Misc. Book 52, page 318, in said Probate Office, together with an undivided .0111225 interest in the common elements as set forth in said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Cambrian Wood Condominium as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama. Subject to covenants, condition, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Condominium Ownership Act as set forth; in the Declaration of Condominium of Cambrian Wood, a Condominium, recorded Misc Book 12, page 87 amended by Misc. Book 13, page 2; Misc Book 13, page 4; Misc. Book 13, page 344 and Misc. Book 52, page 318, in the Articles of Incorporation recorded in Misc. Book 13, page 208, in the By Laws recorded Misc. Book 12, page 151.

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB,



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Mortgage Pass-Through Certificates, Series 2005-19CB its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 13 day of May, 2016.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

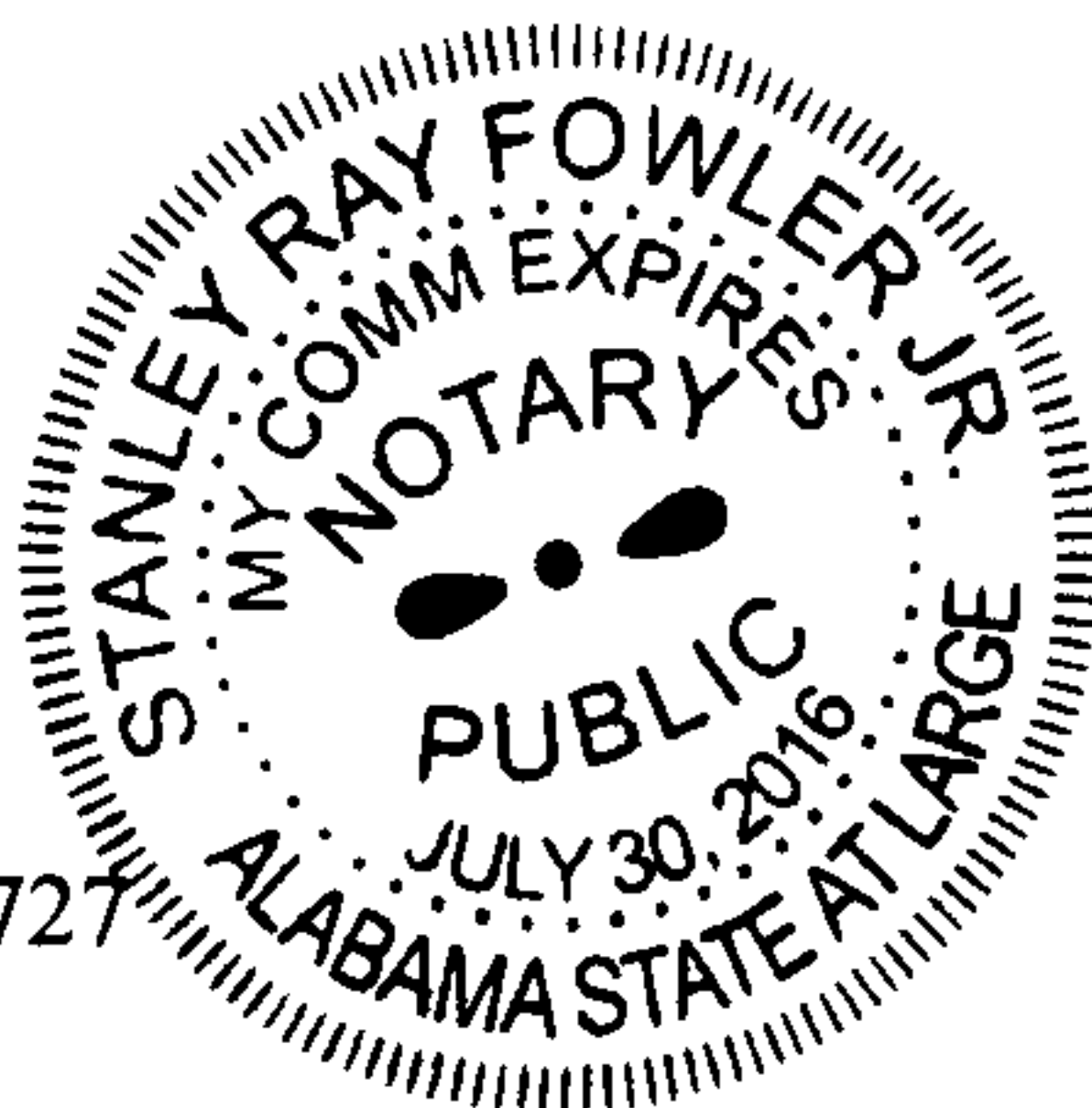
STATE OF ALABAMA)

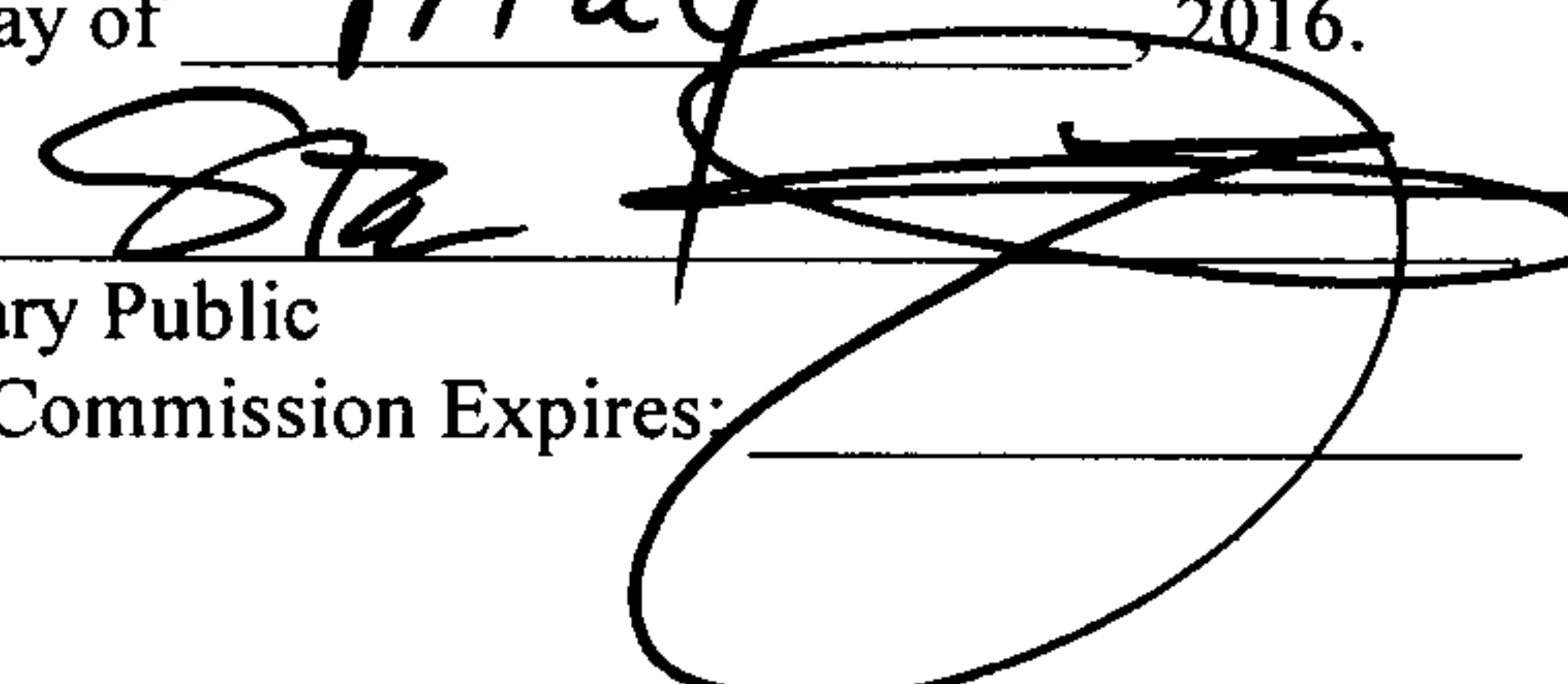
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-19CB, Mortgage Pass-Through Certificates, Series 2005-19CB, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 13 day of May, 2016.

This instrument prepared by:
Andy Saag
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727




Notary Public
My Commission Expires: _____


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Bank of New York Mellon
FKA The Bank of New York, as
Trustee for The
Certificateholders of CWALT,
Inc., Alternative Loan Trust
2005-19CB, Mortgage Pass-
Through Certificates, Series
2005-19CB

Mailing Address c/o Bank of America, N.A.
7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Property Address 119 Cambrian Way
Birmingham, AL 35242

Grantee's Name The Bank of New York Mellon
FKA The Bank of New York, as
Trustee for The Certificateholders
of CWALT, Inc., Alternative Loan
Trust 2005-19CB, Mortgage Pass-
Through Certificates, Series 2005-
19CB

Mailing Address c/o Bank of America, N.A.
7105 Corporate Drive, Mail Stop
PTX-C-35
Plano, TX 75024

Date of Sale 05/11/2016

Total Purchase Price \$93,813.83

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/11/16

☐ Unattested

(verified by)

Print Bryan Howell, Foreclosure Specialist

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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